

**MONROE PLANNING COMMISSION
MEETING MINUTES
June 15, 2021**

Present: Mike Eckles, Randy Camp, Chase Sisk, Nate Treadaway (by phone)

Absent: Rosalind Parks

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Laura Wilson – Code Department Assistant
Logan Propes – City Administrator
Brad Callender – Planner

Visitors: Duane Wilson, Gerald Atha, Bob Smith, Bill Schmidt, Brad Johnson, Chris Bailey, and John Howard

CALL TO ORDER by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the May 18, 2021 minutes. To Approve minutes.

Motion Camp. Second Sisk
Motion carried unanimously

Chairman Eckles ask for a Code Officer Report.

Kelley: none

PH open 5:31 pm

The First Item of Business is #PCOM-000110-2021, a Corridor Design Overlay (CDO) District request for a COA for approval to construct a metal building on City tax Parcel #M0130087. The property is also known as 1000 E. Spring St (a single parcel) which contains address point 113 S. Hammond Drive. The applicant is Gerald Atha, owner of the property.

Kelley provided the code report. He summarized the applicant’s request concluding with a recommendation of denial based on the site’s failure to comply with the CDO requirements and the specific prohibition of metal façade buildings.

The applicant, Gerald Atha spoke in favor of his request.

Chairman Eckles asked for any questions.

Camp asked Atha if he could build something within reasonable cost that would comply with the CDO requirements. Kelley stated due to the site being a single parcel, any work done would require the entire site to be brought up to compliance.

Atha handed Camp a sheet of paper which he believed provided support for his request. Propes (City Administrator) asked Camp to read it out loud for the record.

Chairman Eckles asked for any opposition to the request

PH Closed at 5:40 pm

Chairman Eckles entertained a motion.
Motion to deny

Motion Treadaway. Second Sisk.
Motion Carried

Old Business—none

New Business:

The First Item of Business: Request for Preliminary Plat Review # PLAT-000111-2021, for Brookland Commons at 961 Good Hope Rd. The subdivision is for 142 lots. The application was made by Smith Planning Group on behalf of the owner, KFB Enterprises Inc.

Code Department recommends approval with changes (9) as detailed in the staff report. Callender provided a summary of the changes.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.
To approve with conditions as presented.

Motion Camp. Seconded Sisk.
Motion carried.

The Second Item of Business: Request for Preliminary Plat Review # PLAT-000112-2021, for Birchfields on Alcovy at 605 Alcovy Street. The subdivision is for 13 lots. The application was made by Duane Wilson on behalf of the owner, Pinehurst Homes LLC.

Code Department recommends approval with changes as detailed in the staff report.

Chairman Eckles asked for any questions.
Sisk inquired about the procedure for approving the plat; if it would come back before the Commission again. Kelley replied no.

Chairman Eckles entertained a motion.
To approve with conditions as presented.

Motion Treadaway. Seconded Camp.
Motion carried.

Chairman Eckles entertained a motion to adjourn.
To adjourn

Motion Sisk. Second Camp
Meeting adjourned at 5:46pm